142.0	0001	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,800 / 679,800
					USE VALUE:	679,800 / 679,800
					ASSESSED:	679,800 / 679,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARVALHO CHARLES J ETAL/ TRS
Owner 2:	2018 CARVALHO FAMILY TRUST
Owner 3:	
Street 1:	98 MT VERNON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARVALHO CHARLES J -
Owner 2:	-
Street 1:	98 MT VERNON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .091 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3975.000	248,400		431,400	679,800
Total Card	0.091	248,400		431,400	679,800
Total Parcel	0.091	248,400		431,400	679,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.36 | /Parcel: 488.36

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	91288
GIS Ref	
GIS Ref	
Insp Date	06/02/18

!10957!

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	248,400	0	3,975.	431,400	679,800		Year end	12/23/2021
2021	101	FV	240,800	0	3,975.	431,400	672,200		Year End Roll	12/10/2020
2020	101	FV	240,900	0	3,975.	431,400	672,300	672,300	Year End Roll	12/18/2019
2019	101	FV	200,000	0	3,975.	404,400	604,400	604,400	Year End Roll	1/3/2019
2018	101	FV	206,700	0	3,975.	334,300	541,000	541,000	Year End Roll	12/20/2017
2017	101	FV	206,700	0	3,975.	307,400	514,100	514,100	Year End Roll	1/3/2017
2016	101	FV	206,700	0	3,975.	280,400	487,100	487,100	Year End	1/4/2016
2015	101	FV	195,100	0	3,975.	275,000	470,100	470,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:39:52

LAST REV

Date	Time
11/17/21	09:37:15
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10957

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARVALHO CHARLE	78469-230	1	8/13/2021	Convenience	1	No	No		
	12304-203		10/5/1972		33,000	No	No		Laura Carvalho dod 5/21/2010

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2004	859	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2018	Inspected	PH	Patrick H
5/11/2018	MEAS&NOTICE	BS	Barbara S
2/3/2009	Meas/Inspect	345	PATRIOT
4/18/2000	Inspected	264	PATRIOT
11/10/1999	Entry Denied	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	91288
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3975		Sq. Ft.	Site		0	80.	1.36	9									431,399						431,400	

Total AC/HA:	0.09125	Total SF/SM:	3975	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	431,399	Spl Credit		Total:	431,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	359998
Depreciation:	111599
Depreciated Total:	248399

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

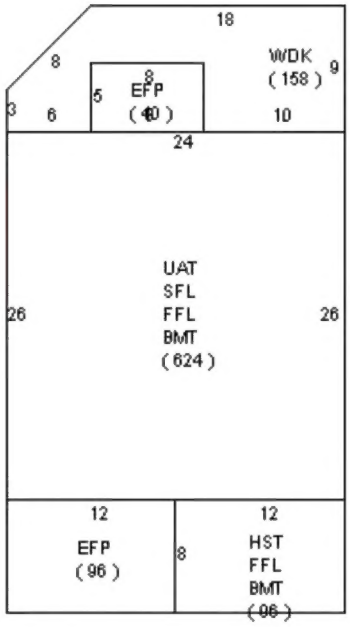
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	96.96
Final Total:	248400	Val/Su SzAd	178.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	51.600	37,150
FFL	First Floor	720	171.990	123,833
SFL	Second Floor	624	171.990	107,322
WDK	Deck	158	12.080	1,909
UAT	Upper Attic	156	68.800	10,732
EFP	Enclos Porch	136	46.300	6,297
HST	Half Story	48	171.990	8,256
	Net Sketched Area:	2,562	Total:	295,499
Size Ad	1392	Gross Area	3078	FinArea 1392

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

142.0-0001-0014.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	